

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Richard L. Knickerbocker, Esq. SB#035646 Knickerbocker Law Group 100 Wilshire Boulevard, Suite 1845 Santa Monica, CA 90401 Tel 310-260-9060 Fax 310-260-9063 Email knicklaw@gmail.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor, Heaven's Beach, LLC	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

In re: HEAVEN'S BEACH, LLC Debtor(s).	CASE NO.: 1:12-bk-13811-VK CHAPTER: 11 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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Sale Date: 05/02/2013	Time: 2:30 pm
Location: Motion to approve sale in Ctrm 301, 21041 Burbank Blvd, Woodland Hills, CA 91367	

Type of Sale: Public Private **Last date to file objections:** _____

Description of property to be sold:
raw land, located at 33301 Pacific Coast Highway, Malibu, California 90265

Terms and conditions of sale: Short sale, subject to lender approval, on an "as is" basis, free and clear of all liens, securities, pledges and other encumbrances.

Proposed sale price: \$ 355,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): All overbids must be submitted to the broker of record, White House Properties,
3825 E. Thousand Oaks Blvd. Unit I, Westlake Village, CA 91362, Tel 310-457-0080; Email FredMinagar@aol.com

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

May 2, 2013, at 2:30 pm, in Courtroom 301, San Fernando Bankruptcy Courthouse, 21041 Burbank Boulevard,
Woodland Hills, CA 91367

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Fred Minagar, White House Properties (listed broker)
3825 E. Thousand Oaks Blvd. Unit I, Westlake Village, CA 91362
Direct: (310) 457-0080 Cell: (818) 540-5588
Email: FredMinagar@aol.com

Date: 04/22/2013

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
100 Wilshire Blvd, Ste 1845, Santa Monica, CA 90401

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 04/22/2013, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- UST Trustee ustpreion 16.wh.ecf@usdoj.gov
- Margaux.ross@usdoj.gov
- russell.clementson@usdoj.gov
- Mark.Estle@Buckly Madole.com
- Brian.fittipaldi@usdoj.gov

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 04/22/2013, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

- Hon. Victoria Kaufman
- US Bankruptcy Court Judge
- 21041 Burbank Boulevard
- Woodland Hills, CA 91367

Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

04/22/2013	Saloï A. Jaoude'	/S/ SALOI A. JAOUDE'
Date	Printed Name	Signature

MAILING LIST

Heavens Beach, LLC
28955 Pacific Coast Hwy, Ste 210
Malibu, CA 90265
Debtor

United States Trustee
21051 Warner Center Lane, Suite 115
Woodland Hills, CA 91367

Brian D. Fittipaldi
128 E Carrillo Street
Santa Barbara, CA 93101
Attorneys for US Trustee

Russell Clementson
725 S. Figueroa Street
Ste 2600
Los Angeles, CA 90017
US Trustee's Office

S Margaux Ross
21051 Warner Center Lane, Suite 115
Woodland Hills, CA 91367

One West Bank
6900 Beatrice Drive
Kalamazoo, MI 49003

One West Bank
P.O. Box 829009
Dallas, Texas 75382-9009

Danielle Pena
One West Bank
2900 Esperanza Crossing
Austin, Texas 78758

Mark Estle
Buckley Madole, PC
12526 High Bluff Drive, Ste 238
San Diego, CA 92130

Franchise Tax Board
Bankruptcy Section MS A340
PO Box 2952
Sacramento, CA 95812-2952

Mehrdad Sahafi
28955 Pacific Coast Hwy, Ste 210
Malibu, CA 90265
Member of Debtor

Rigoberto Ruiz
Rigo's Construction, Inc.
12616 Foothill Blvd.
Sylmar, CA 91342
Member of Debtor

Rigo's Construction, Inc.
12616 Foothill Blvd.
Sylmar, CA 91342
Creditor

Malibu Design Associates
28955 Pacific Coast Hwy, Ste 210
Malibu, CA 90265
Creditor

Mohamad Rasian
23922 Killion Street
Woodland Hills, CA 91367
Person who made earlier offer to purchase property

David Yedidsion
P.O. Box 24038
Los Angeles, CA 90024
Person who made earlier offer to purchase property

Adel Ibrahim
c/o White House Properties
Attn: Fred Minagar
3825 E. Thousand Oaks Blve, Unit I
Westlake Village, CA 91362
Buyer Subject to Court Approval

David L. Rindlaub
239 Market Street
Venice, CA 90291
Potential Buyer Objecting to Sale

Michel Shaker
c/o Richard Connolly
California Prop. Real Estate Network Corp.
511 Viewpoint Drive
Oxnard, CA 93035
Potential Buyer

Hamayoon Shamolian
c/o Gail Copley
Coldwell Banker, Malibu Colony
23676 Malibu Road
Malibu, CA 90265
Potential Buyer